



WATERS
CREEK
VILLAGE
ALLEN, TX

SHOP ^{COS.}

TABLE OF CONTENTS

PG. **3** ABOUT

PG. **4** TRADE AERIAL

PG. **5** AREA INCOME MAP

PG. **6** 4 MILE AERIAL

PG. **7** CLOSE UP AERIAL

PG. **8** SITE PLAN

PG. **9-12** PHOTOS

ABOUT

PROJECT SCOPE

Watters Creek Village is a 52-acre, mixed-use retail destination located at the Southwest corner of U.S. 75 (North Central Expressway) and Bethany Drive in Allen, Texas. Designed as a walkable, village-style center, the property combines retail, restaurant, office, residential, and hospitality uses with strong visibility and access from U.S. 75, serving the heart of Collin County.

The center was intentionally designed to function as a true town center, featuring open green space, creekside walkways, and public gathering areas that drive consistent traffic throughout the day and week. Watters Creek benefits from proximity to dense, high-income residential neighborhoods, major employment centers, and the adjacent Marriott hotel and convention center, creating a built-in customer base and repeat visitation for retailers.

JOIN



ANTHROPOLOGIE



SEPHORA

WARBY
PARKER

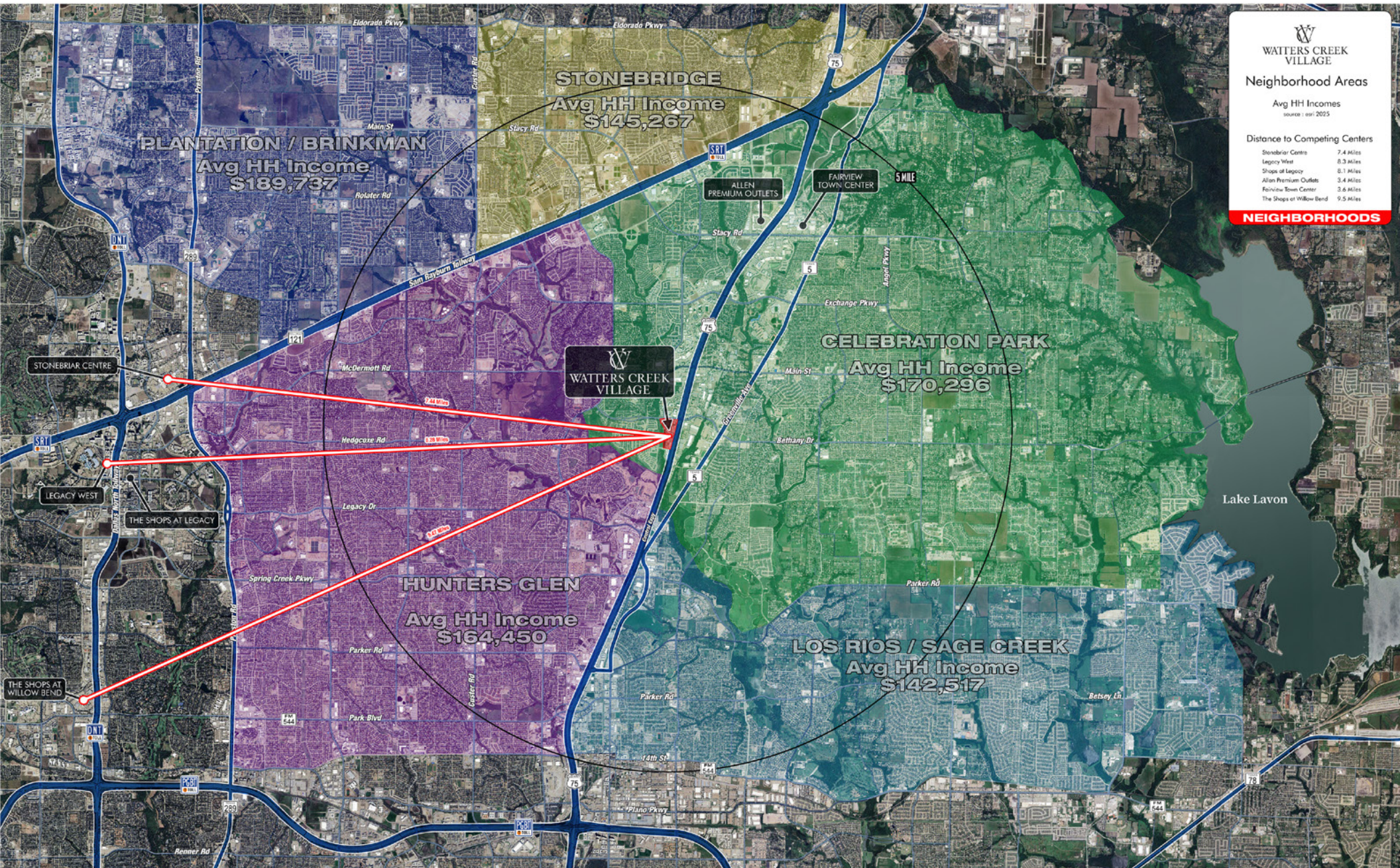
THE
SHADE
STORE

Mi Cocina

2025 DEMOS

	1 Mile	3 Miles	5 Miles
Total Population	9,021	117,010	308,574
Daytime Population	17,530	112,046	281,485
Avg. Household Income	\$147,672	\$154,060	\$160,490
% Bach Degree or Greater	63%	58%	60%

TRADE AERIAL

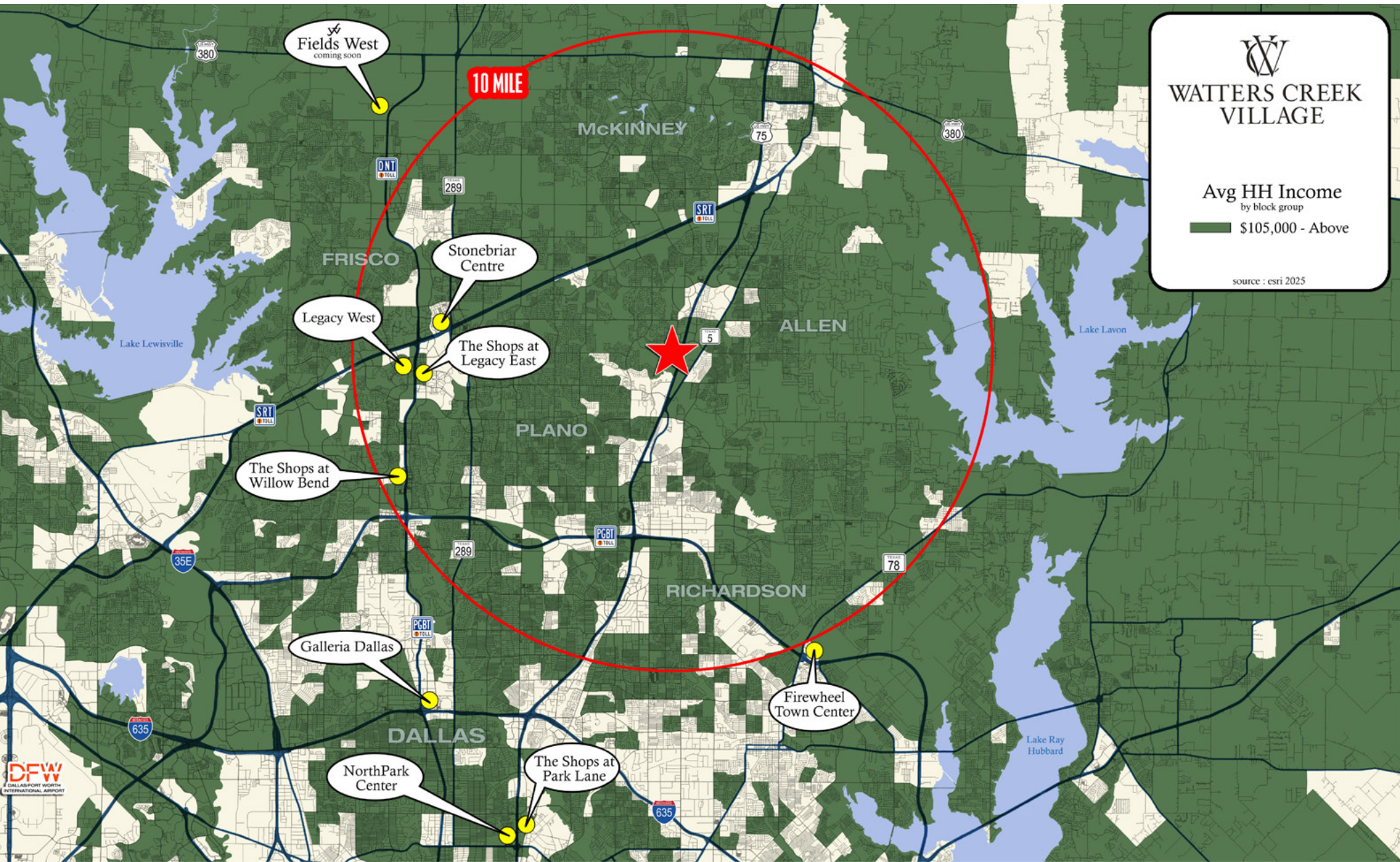


W
WATERS CREEK VILLAGE
 Neighborhood Areas
 Avg HH Incomes
source: esri 2025

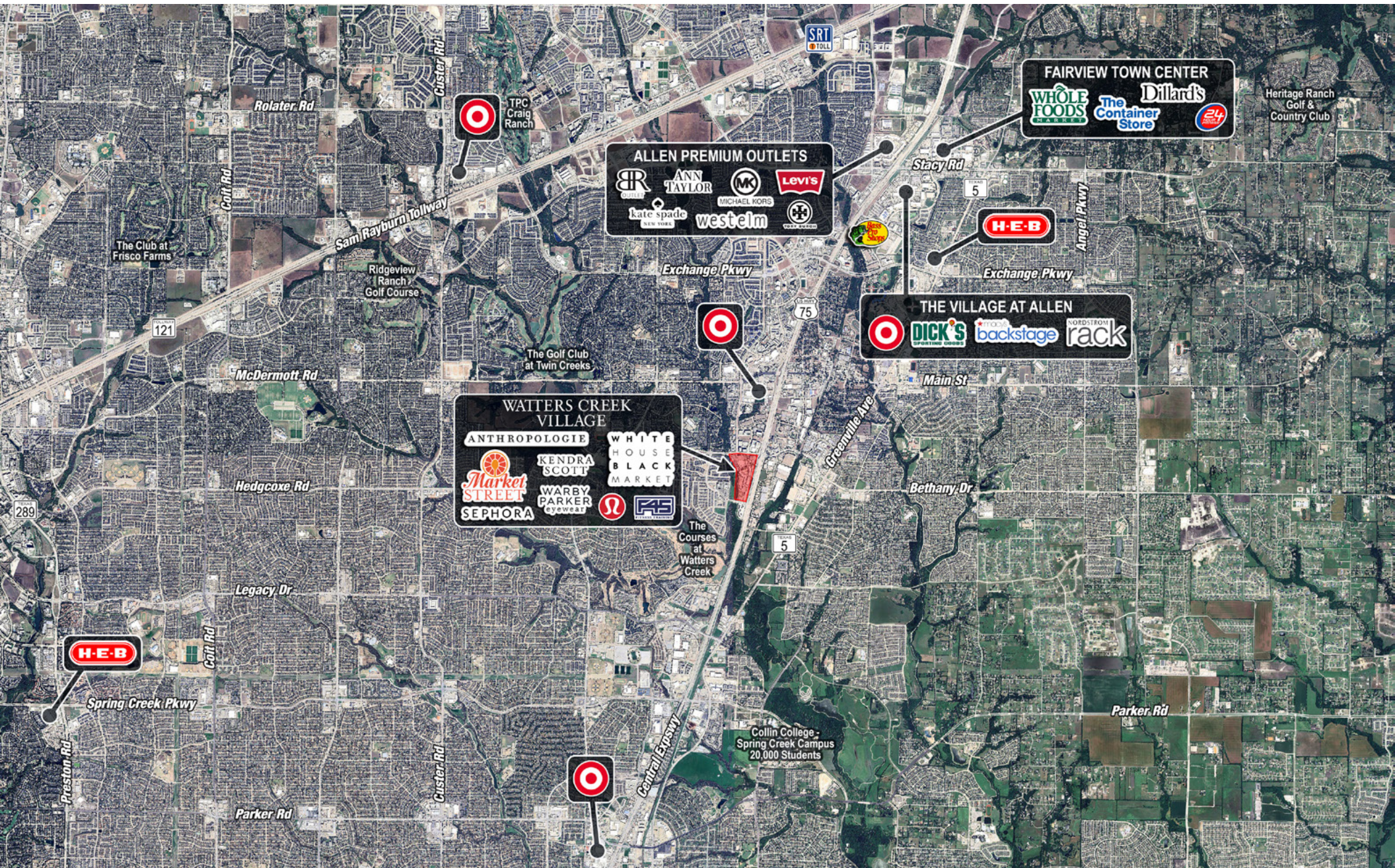
Distance to Competing Centers	
Stonebriar Centre	7.4 Miles
Legacy West	8.3 Miles
Shops at Legacy	8.1 Miles
Allen Premium Outlets	3.4 Miles
Fairview Town Center	3.6 Miles
The Shops at Willow Bend	9.5 Miles

NEIGHBORHOODS

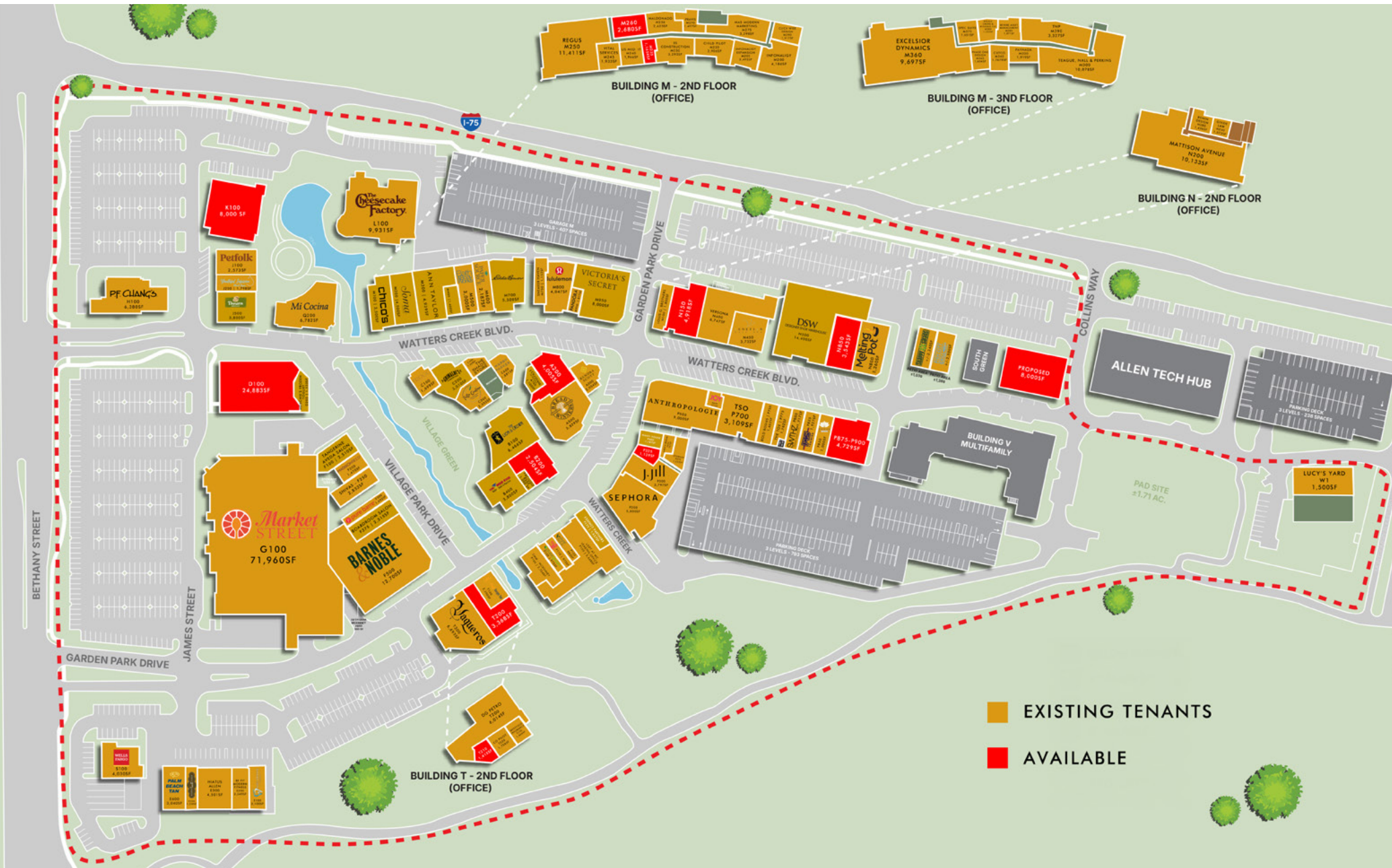
AREA INCOME MAP



4 MILE - AERIAL



SITE PLAN



EXISTING TENANTS
 AVAILABLE

PHOTOS



PHOTOS



PHOTOS



SHOP^{CO.}

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INFORMATION ABOUT BROKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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